

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2424 San Marcos Avenue, APN 539-031-07

P1. Other Identifier: \_\_\_\_\_

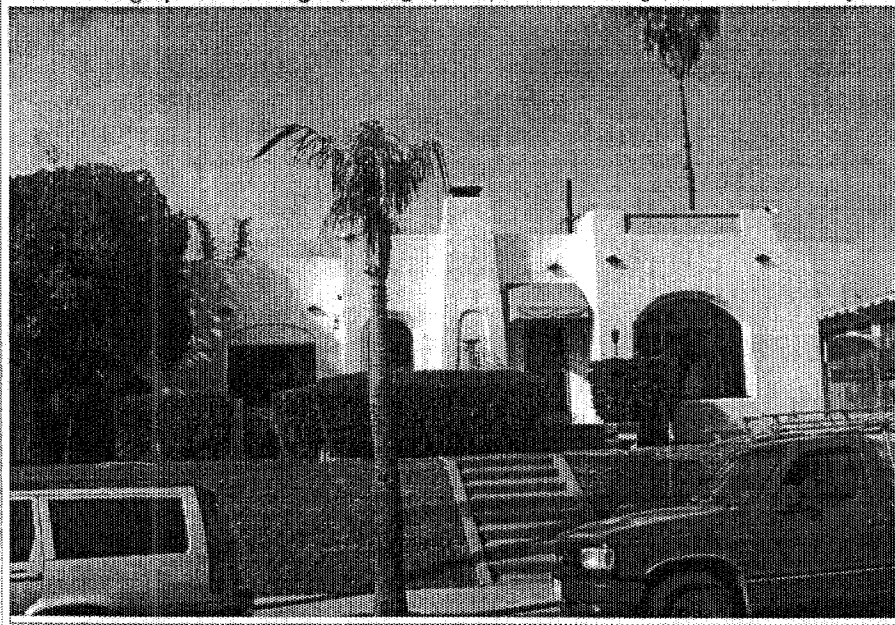
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.  
c. Address 2424 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-031-07; Legal Description: L6 BG TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and terra cotta drains. The exterior wall material is smooth stucco. The house has three stepped asymmetrical vertical bay divisions. The house features a central facing tapered chimney with an arched carved relief, arched doors and large arched triple casement windows, and decorative cornice detailing which is probably an early addition. The side garden wall and exterior courtyard leads to the main living room and an attached arched entryway that leads to the rear of the house. There are some current alterations on the side of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,535 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,200 square feet. Other improvements on the property include a detached garage.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002963.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1924 TRW Data Assessor

\* P7. Owner and Address:

Fallen Arline B

2424 San Marcos Ave

San Diego CA 92104-5030

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2424 San Marcos Avenue, APN 539-031-07

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction, with effective improvements dating from [19]30.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2425 San Marcos Avenue. APN 539-032-06

P1. Other Identifier: \_\_\_\_\_

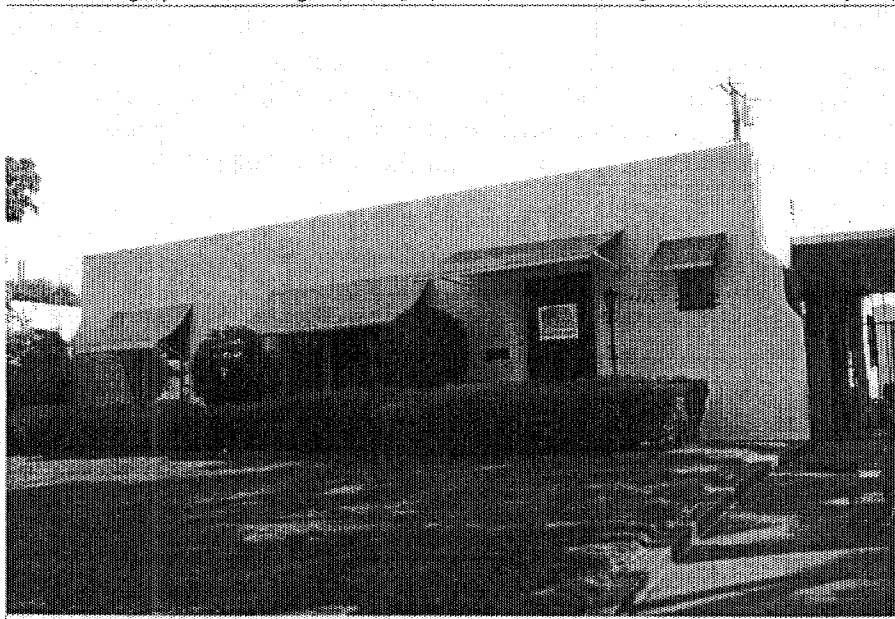
\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2425 San Marcos Avenue city San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-032-06; Legal Description: L6 BF TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1940 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and square side vents. The exterior wall material is stucco. The windows have a fixed central pane with narrow multi-light side windows. There is no porch, the entry door is flush with the building wall and metal awnings have been added. The building corners have corner detailing which leads to the side yard entrance. A metal porte cochere addition is attached to the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,692 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing. (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002957.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1940 TRW Data Assessor

\* P7. Owner and Address:

Calhoun Carroll D/So

2425 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2425 San Marcos Avenue, APN 539-032-06

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]40 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

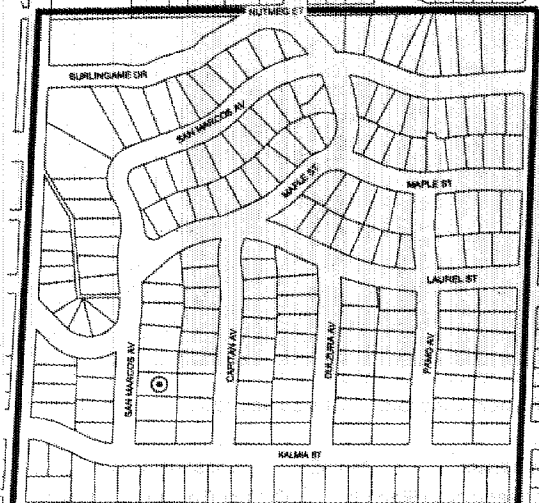
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2433 San Marcos Avenue, APN 539-032-05

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2433 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-05; Legal Description: L5 BF TR1402/; Thomas Bros. Map

Reference: 60-F5

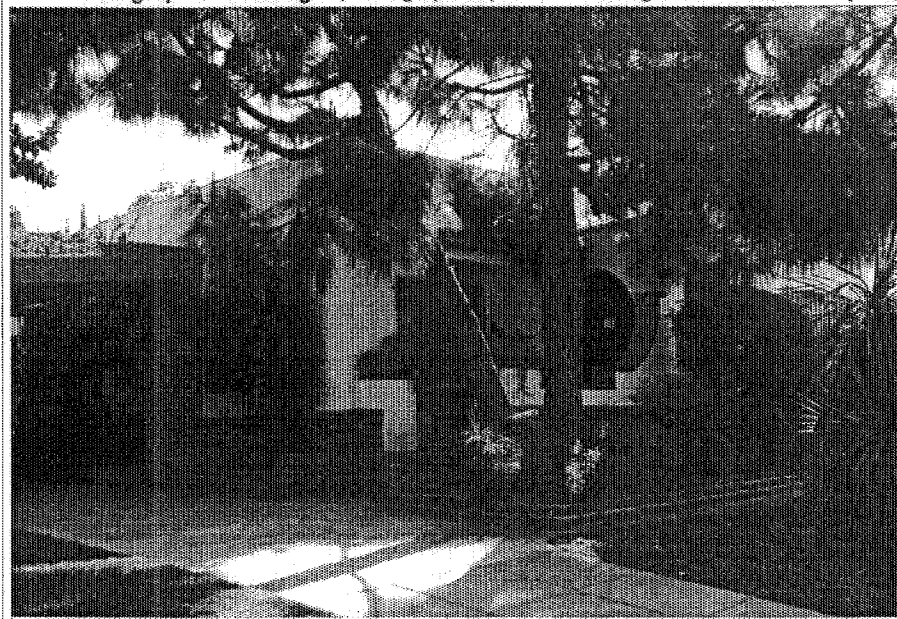
\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet wall, square side vents, and a projecting shed roof over the windows. The exterior wall material is stucco. The entryway is arched with a shed roof. Brick veneer walls attach to the house and provide garden walls and a porte cochere which appears to have be a later addition. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,926 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002960.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1923 TRW Data Assessor

\* P7. Owner and Address:

Musser Donna/So

2433 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2433 San Marcos Avenue, APN 539-032-05

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

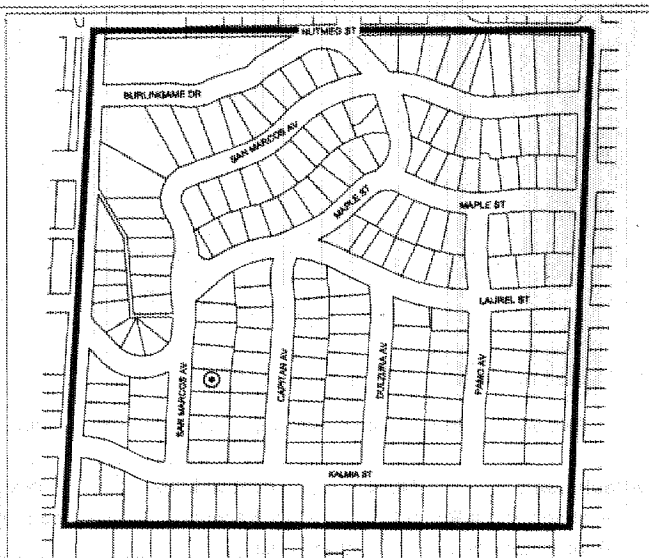
B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2445 San Marcos Avenue, APN 539-032-04

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2445 San Marcos Avenue City San Diego Zip 92104  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor's Parcel Number: 539-032-04; Legal Description: L4 BF TR1402/; Thomas Bros. Map  
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1923 in the Tudor Revival style. The house is a "L"-shaped one and one-half story house with multiple high pitch gable roofs, a second story stucco flat roof addition in the back that can hardly be seen from the front, and an end chimney. The exterior wall materials are stucco and wood slats. The upper half story and the side of the house has wood slats and the rest of the house has stucco. The roof has a very small overhang with specially detailed triangular joist ends. The side facing gable has two gabled dormers. The windows are multi-light casement windows throughout. The house has a side entrance on a raised patio with the entry door on the front wall framed by brick piers. The rear garage maintains the original fabric. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,494 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)  
Photo Number: P0002961.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.  
1923 TRW Data Assessor

\* P7. Owner and Address:  
Lockee Carlin  
2445 San Marcos Ave  
San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)  
Ione Stiegler, IS Architecture  
Updated 11/21/2001 by  
City of San Diego Planning Staff  
202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe) \_\_\_\_\_

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2445 San Marcos Avenue, APN 539-032-04

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Tudor Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

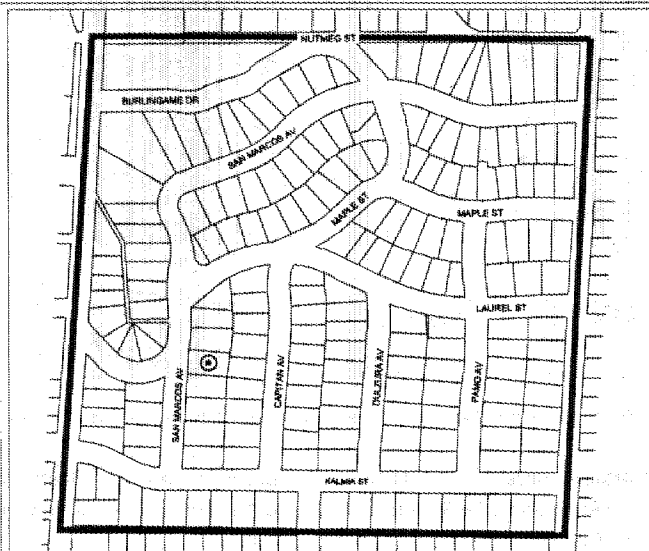
Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)





Primary # \_\_\_\_\_

HR # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5D2

## PRIMARY RECORD

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2455 San Marcos Avenue, APN 539-032-03

P1. Other Identifier: \_\_\_\_\_

\* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 2455 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 539-032-03; Legal Description: L3 BF TR1402/; Thomas Bros. Map

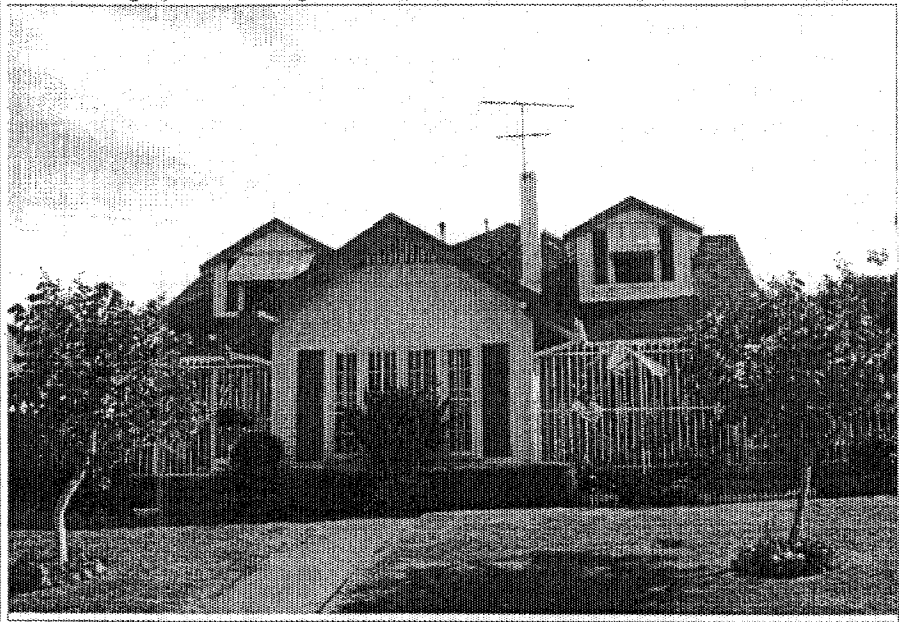
Reference: 60-F5

\* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This house was built in 1923 in the Craftsman Bungalow style. The house is one and one-half stories with a medium-pitch cross gable roof and three bays. The exterior wall material is clapboard. The two side bays are symmetrical with side gable roofs and gable dormers. The central bay has a medium pitch front-facing gable with a triangular vertical vents. This central bay appears to have been a porch that was enclosed early on. The dormer windows have aluminum double hung windows while the first floor has floor to ceiling multi-light windows. The security bars and iron fences detract from the original appearance, but are reversible. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,829 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 6,300 square feet.

\* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002966.JPG Est. Date: 2001

\* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1923 TRW Data Assessor

\* P7. Owner and Address:

Hester Elsie B

2455 San Marcos Ave

San Diego CA 92104-5029

\* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

\* P9. Date Recorded: 07/15/1996

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none") \_\_\_\_\_

\* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Photograph Record ☐ Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5D2

\* Resource Name or #: 2455 San Marcos Avenue, APN 539-032-03

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

\* B5. Architectural Style: Craftsman Bungalow

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

\* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

This house in its present state has had some modifications which are reversible. If the iron bars and other add-on modifications were to be removed in the future, the house could be restored to its original fabric. Burlingame Historic Dist.

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester, "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

\* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)

